

CONDITIONAL USE ANALYSIS

July 8, 2009

C-18-2009

Marty Reese – Dance Club/Concert Hall
1784 West 2300 South
M Zone (1.02 Acres)

The applicant, Marty Reese, is requesting a conditional use permit for dance club/concert hall. The zoning for this area is M, Manufacturing. The West Valley City General Plan anticipates Light Industrial uses for this area. The surrounding zones are M and the surrounding uses include office/warehouses.

Mr. Reese is proposing to utilize a 3,500 square existing building for dances, private parties and to host live music events. The primary purpose of this facility is to host events for all ages. Therefore, Mr. Reese is not applying for any type of alcohol/liquor license. They would however like the ability to rent out the facility to private parties, which may or may not bring in alcohol during a catered event. These events would not be open to the general public and would only be attended by people on an invitation only basis.

Parking is typically a concern for this type of use and one parking space per 50 square feet is the minimum required. This proposal is approximately 3,500 square feet, which would require 70 parking spaces. There are approximately 25 spaces on site, however the back parking area opens into a larger shared parking area behind several adjacent properties. The facility will operate from 5 p.m. – Midnight and most of the businesses in the area are closed so there will be plenty of parking available. The applicant has indicated that there is a recorded parking agreement allowing him to use these spaces. This agreement must be recorded with Salt Lake County and a copy of the agreement must be submitted for our files.

The West Valley City Fire and Building Inspection Departments will review the facilities to determine the maximum occupancy allowed in the building. The initial review determined that the maximum occupancy would be set at 193. However Mr. Reese has since reorganized the space and the restrooms so the occupancy will most likely end up around 300 people.

This facility is in a Manufacturing zone and is not adjacent to any residential uses. Therefore the hours of operation will not be restricted per section 7-6-102 of the West Valley City Municipal Code.

Signage has not been submitted at this time. The applicant has indicated they will not have a monument sign on the property but they may have a wall sign in the future. Any wall signs would be required to meet the West Valley City Sign standards.

Staff Alternatives:

Approval, subject to any conditions raised during the hearing as well as the following:

1. This facility shall be permitted to host dances, private parties and live music events. Alcohol is not permitted at any event unless it is a private party where guests attend by invitation only and the event shall not be open to the general public.
2. This use shall meet the requirements of all effected agencies including the occupancy requirements set forth by the West Valley City Fire and Building Inspection Departments.
3. The parking for this use must be located in properly designated parking areas and must be located on asphalt or concrete as approved by West Valley City.
4. Any shared parking must meet the standards set forth in 7-9-106 of the West Valley City Code, including a recorded shared parking agreement for the parking spaces on adjoining properties.
5. All signage shall meet the requirements set forth in the West Valley City Sign Ordinance.
6. This use is subject to review upon a valid complaint.

Continuance, to allow time for the applicant to resolve any issues raised at the public hearing.